



The Legacy

A journal of the Lake Christopher Homes Association

September – October 2016

www.lakechristopherhomes.com

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Jenny Pfeiffer.....Park Attendants
Steve Rogovich.....Architecture

Association Manager

Martin ("Marty") Becker
The Select Group
2224 Virginia Beach Blvd. Suite 201,
Virginia Beach, VA 23454
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The Legacy Ads and Info

The Legacy is a free bi-monthly on-line community newsletter of the Lake Christopher Home Owners Association.

Want ads, For Sales, Lost and Finds, and Small Service Ads are **free** to Lake Christopher Residents.

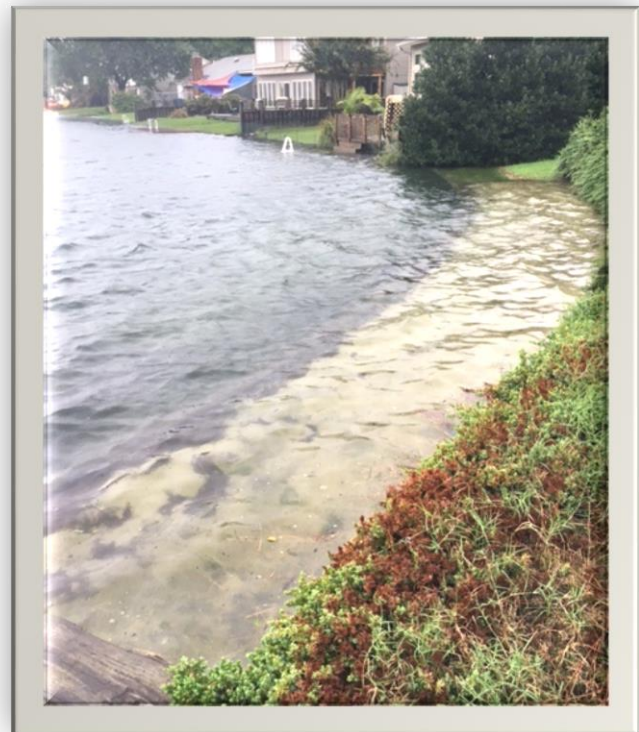
See our website for business ad info:
<http://www.lakechristopherhomes.com>

**Deadline for the next issue is
November 11th, 2016.**

To be added to the distribution, email
legacy@lakechristopherhomes.com

High Water!

If you wanted some water to cool off the hot summer you got it! September storms dumped about 12" of rain on our community in just a few days.



The Christopher Beach lower bulkhead and sand area was completely submerged on September 21st.

In this issue:

- High Water!
- See Click Fix
- History Corner

... and much more!



September storms!

We had our share of rain in September. Unfortunately, there is nothing that can be done about some of the storm drain back up on Lake Christopher Drive. These drain directly into the lake, and when the lake level rises the drains actually put the lake water into the street, essentially making the street part of the lake! This has happened several times before, such as during the storms of 1996 and 2011.

The low spot of the community is the intersection of Harbor View Cove and Lake Christopher Drive. This area usually floods first and drains last. The lake itself drains through the overflow pipe at Christopher Beach park, and goes underground until it reaches Brigadoon Lake #7 behind Brookfield Drive. From there the water makes its way to Stumpy Lake.



Thanks to Lake Christopher resident **Jodi Harrity** for the pictures on this page and the cover photo, and to **Steve Rogovich** for contributing to the article.

Keep Calm and Carry On!

Maybe we should say “**Paddle On**”, but we’ve seen storms and high water before.

The pictures on this page are from the 1993 Super Storm, and Hurricane Isabel in 2003.



Before and After photos of Christopher Beach in 1993. The lake level completely submerged the old dock, and both bulkheads in the park.



In 2003, Lake Christopher was impacted by Hurricane Isabel, along with the entire Hampton Roads area. The pictures above show damage to Christopher Landing park as a result of the storm.

Architecture Committee Update: See-Click-Fix

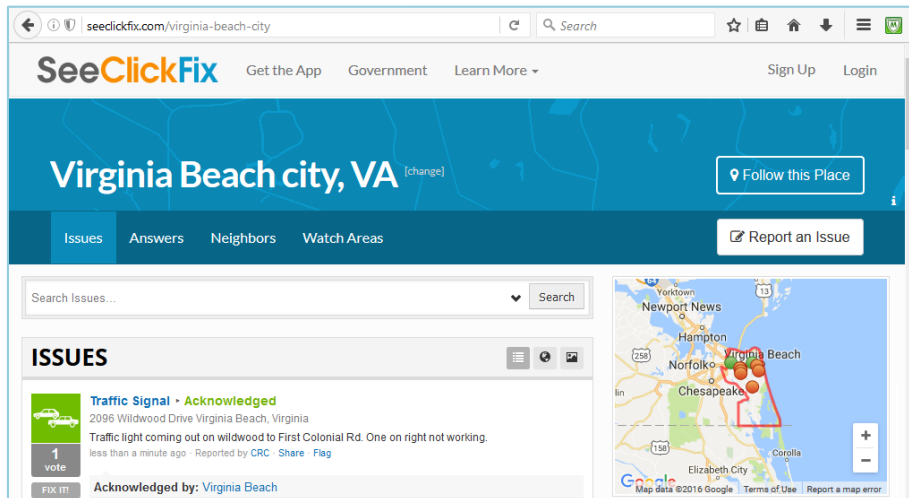
By Steve Rogovich, Lake Christopher Architecture Committee, 757-467-9790, steve@infionline.net

See-Click-Fix is an on-line system for reporting non-emergency issues or problems to the City of Virginia. It's an integrated reporting and management system which allows citizens to communicate with city departments, track issues and report status and completion. It greatly improves the efficiency of getting information to the city without the need for phone calls. See-Click-Fix uses the website <http://en.seeclickfix.com/virginia-beach> or a mobile phone application called "VB Works". Go to the website and click on "Report and Issue" and fill in the requested info, very easy. Examples of reports are street potholes, trash pick-up needs, streetlights out of service, signs damaged, graffiti, dead animals in the street, complaints about public or private properties, code enforcement issues, abandoned vehicles, storm drain maintenance and many others. The VB Works app is available for download on Android or iPhone. See-Click-Fix is not intended for police or fire department needs or any emergency services please use 911 for that.

You do not have to give your name or address when making a report. There is an option for "Guest" use and pictures can be included with your report. If you do sign up and register with a user name your reports award you "civic points" and as they accumulate grant you a title. The title progression is:

- Street Smart (50) points
- Civic Pride (100)
- Civic Crusader (250)
- Municipal Avenger (500)
- Digital Superhero (1000)
- City Fixer (2000)
- He-Man (5,000).

I am presently a **Digital Superhero** at 1,130 total points working toward the coveted title of "He-Man". In Lake Christopher See-Click-Fix has been used mostly for reporting streetlights not working, potholes, and storm drain problems. In my experience the city has never failed to respond to every See-Click-Fix report and explain their action.



See the January/February 2016 issue for more on the VB Works site and app.

<http://seeclickfix.com/virginia-beach-city>

Editor's Note:

With just 99 points, your humble editor is a mere "Street Smart" novice on the cusp of promotion to "Civic Pride". The site is easy to use, and provides an easy opportunity for anybody to get involved, and make a difference.

The website does list an 8th level title for those with more than 10,000 points! Check out the site and email me with the title. Your name in The Legacy will be your reward!

Garden Club News

Yard of the Month September

1724 Lake Christopher Drive
Richard and Cheryl
Montgomery

Honorable Mention September

5216 Shorebreeze Court
Don and Sandra Hill



The Halloween Decorating contest
will take place October 27-30.



The **Christmas** Decorating contest
will take place December 15-18.

Make sure your decorations are up and turned
on during the judging windows!

The next Yard of the Month will take place in April 2017

Advertise in The Legacy!

Visit us online at

<http://www.lakechristopherhomes.com/the-legacy-newsletter/advertise-in-the-legacy/>



See my work at local art shows or call today

"Lake Christopher Garden Club can now be found on Facebook! Share your common interest for all things gardening with your neighbors, share photos, and engage in discussion beyond the slated monthly meetings."

<https://www.facebook.com/groups/LakeChristopherGardenClub/>

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The Legacy is published 6 times a year. Don't miss a single issue!

Please use the contact form on the website to make sure your email address is on our list.

Also, make sure emails from
legacy@lakechristopherhomes.com
are not getting caught or refused by your spam filters.

Utility Work in Progress

Beginning in October, R.E.W Corporation, under contract with Public Utilities will begin renovating the sanitary sewer pump station located at 1465 Lake Christopher Drive.

During construction, streets will be passable at all times; however, some traffic delays may be experienced. Work will be

conducted during daylight hours only and will not take place on Sundays. Weather permitting this project will be completed in May 2017.

The City has communicated their appreciation for your understanding while this work is being completed. Every effort will be made to minimize the disturbance to your household.

If you have any concerns or questions, please contact Marcy Garnett, Project Manager with Public Utilities at 757-385-4910.

Did you know?

There are two pumping stations in our community, both on Lake Christopher Drive. One is between 1461 & 1469, and the other is between 1621 & 1629.

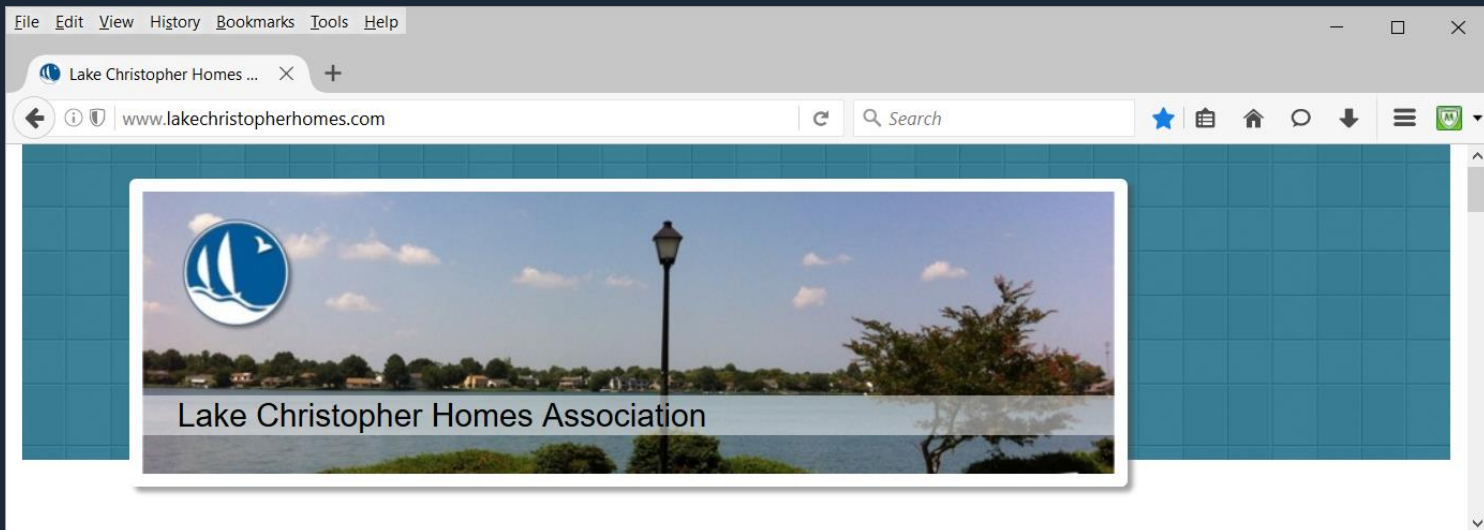
The two sewer pumping stations on Lake Christopher Drive are just 2 of over 400 stations the city operates and maintains.

A pumping station collects the wastewater collected by the gravity system and pumps it into a sanitary sewer force main for delivery to HRSD for treatment.

The gravity sewer lines are pipes that carry wastewater to sewer pumping stations. These lines are not pressurized and are placed in the ground at specific slopes to allow gravity to carry the wastewater "downhill" to a sewer pumping station.



Visit our website for information, forms, and much more!



Kitchen Renovation Dos and Don'ts

Courtesy: Virginian Pilot

Among 1350 homeowners surveyed nationally in December 2015 and early January 2016 for the first Home Equity Sentiment Index, 56% of the respondents said they believed their home's value had increased.

Renovations at the top of most consumers lists include kitchens (42%), bathrooms (25%) and other household projects (12%). Given the popularity of kitchen rehabs, here are some renovation dos and don'ts from Robin Wilson author of "Clean Design; Wellness for Your Lifestyle".

DON'T remodel our kitchen for a prospective buyer. Resale will not get you back 100%. Typical payback is 50-80% with less personal, mass market appeal renovations: neutral colors, white cabinets bringing the most return on investment.

DO create a list of "absolutes" before you walk into a kitchen design meeting. Be sure you know what you want beforehand so you are not seduced into buying unneeded items.

DO think about colors and styles before you walk on

the sales floor. Read design magazines, tear out photos in advance. It will help the salesperson in your selections.

DON'T design your kitchen with someone else's lifestyle in mind. If you cook frequently and have a busy kitchen full of people, avoid countertop materials that scratch and stain easily. Likewise, if you rarely cook, do you really need a 6 burner stove?

DON'T buy Professional Series appliances as most mainstream appliances (ranges, refrigerators, dishwashers) perform just as well. **DO** get a quiet dishwasher though.

REAL ESTATE NEWS

From: Sharon White, ABR, GRI,
REALTOR
your Neighbor, your Real Estate
Professional



WILLIAM E. WOOD

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Relocation Services

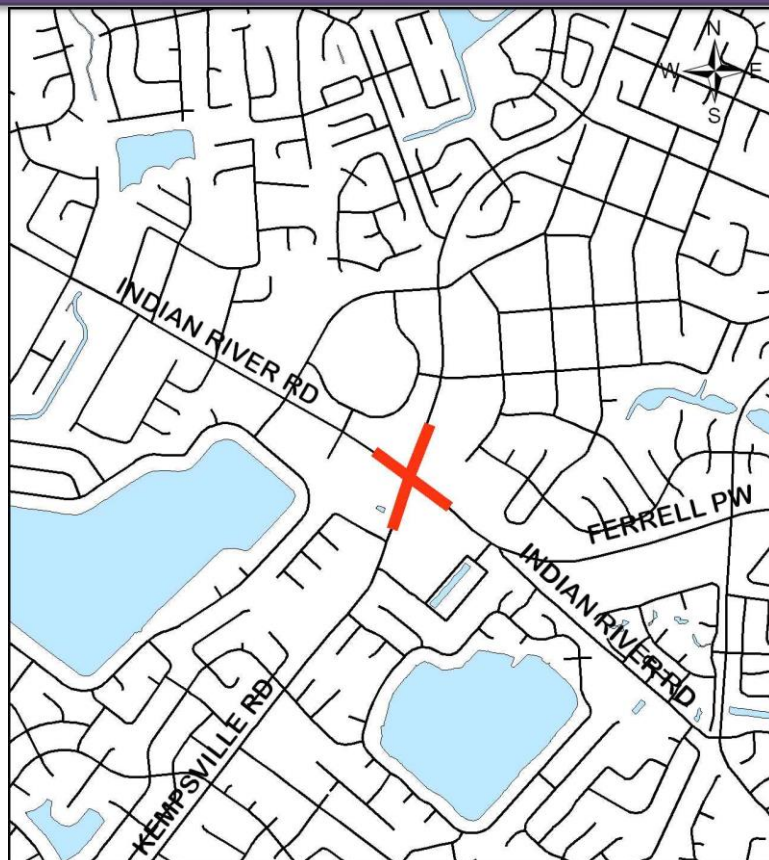
Indian River Road / Kempsville Road Intersection Project

Current Status and Progress (From the City Website)

Design and property acquisition are both complete. Utility relocations are currently underway. Construction advertisement is scheduled for October 2016 with construction starting early 2017. The project simulation video can be found on youtube, under "Beach CFI".

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=3195>



Lynnhaven Parkway Construction Update



Current Status and Progress (From the City Website)

Construction is 80% complete. This is a VDOT managed project, funded by the Governor's Transportation Plan. Lynnhaven Parkway will be closed to thru traffic between Albright Drive and Dalrymple Street from February 2, 2016 to September 2016. The project is slated for completion December 2016

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=135>



The Virginia Underground Utility Damage Prevention Act, or "Miss Utility Law", requires that Miss Utility be called 48 hours in advance of planned excavation work to allow time for marking, that the marks be respected and protected, and that excavation be completed carefully.

For your safety and to minimize disruptions to utility services you need to call Miss Utility to have any utility lines that might be in the area of your work marked so you can avoid damaging them or possibly injuring yourself. A representative from each utility company with service that might be affected by your work will mark the approximate location of their underground lines.

There is no charge for this service!

Even if you are replacing an existing fence post or mailbox, there may be a utility line very near that you should know about.

Failure to notify Miss Utility before you dig could make you liable for the cost of any repairs should you damage a utility service.

48 HOURS BEFORE YOU DIG...
CALL 811 or 1-800-552-7001



Help Prevent Flooding!

You can help minimize or even prevent flooding from clogged storm drains by keeping the curb area clear.

Leaves and other yard debris quickly clog up storm drains. Once clogged, the drain must be cleaned out by the City.

The City relies on residents like us to report issues like clogged storm drains and malfunctioning street lights.



**Are these important numbers programmed
in your cell phone?**

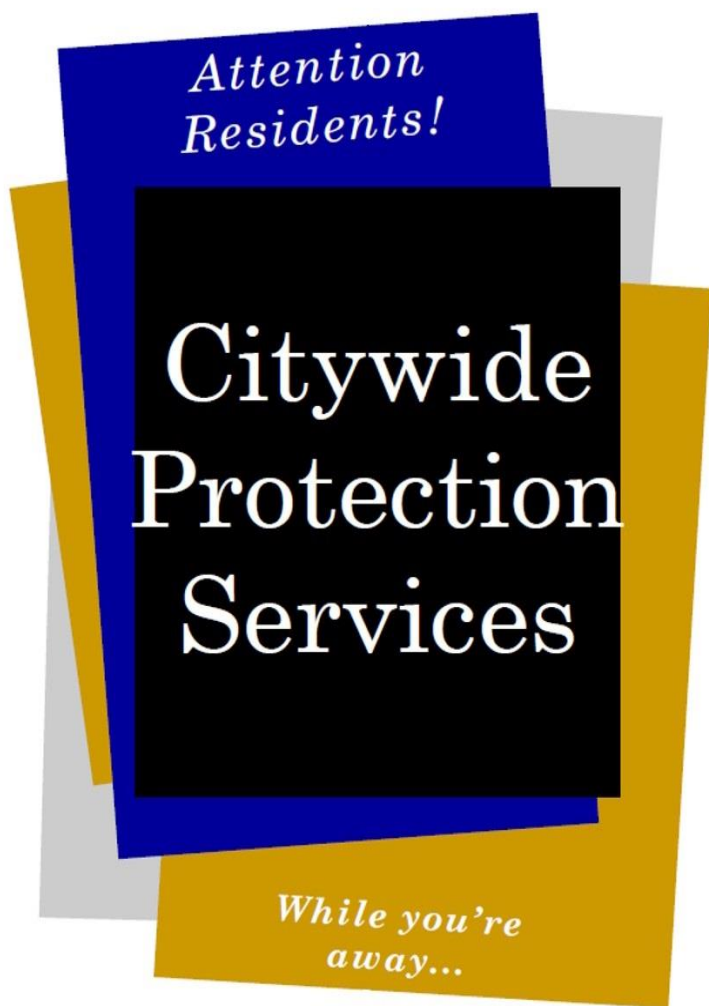
Police Non Emergency

757-385-5000

City Wide Security

757-312-9911

Citywide Protection Services conducts regular patrols of Lake Christopher. If your family has planned a getaway, let us know! Feel free to contact Martin Becker at The Select Group at 486-6000, or you may contact Citywide directly at 312-9911 so that officers will know to keep an extra eye on your home while you're away.



Suspicious activity in any of the parks or recreational areas of the property may be reported directly to Citywide. An officer will be dispatched immediately. Citywide is authorized to ban and even remove trespassers or anyone engaging in criminal behavior. Let's keep the community safe!

Let's help each other out! If you see that your neighbor is out of town, pick up any newspapers, menus or circulars laying around the home. It may help to prevent a potential break-in.

Questions???

Contact Martin Becker, 486-6000 or via email at:

mbecker@theselectgroup.us

The **SELECT**
Group, Inc.

Lakefront homes provide an escape from workplace

By **DEBBIE O'DELL**
Staff writer

If Kempsville is a bedroom community, then Lake Christopher is the recreation room for upper-middle-class professionals of the area.

The development is south of Indian River Road and east of Kempsville Road in the Kempsville Borough. Though near a busy Kempsville intersection, the residents enjoy a tranquil world of their own.

The Christopher Cos. designed, developed and built this gracious style of living on the water's edge. The group opened its 307-unit single-family housing development in March 1975, immediately after a real estate recession.

At its opening, the prices ranged from \$44,000 to \$52,900. Despite the high interest rates and the expensive price tags, half of the first 32 homes were sold before the official opening. In its short history, the development has continued to bring a good price for a product that has been kept up well.

The homes are contemporary and feature three and four bedrooms, one-car and two-car garages, fire-

The selling price

places, decks and patios.

With an easy access to Interstate 64 and thus the naval bases, the location has become home for many military officers. The houses are situated around a 60-acre private lake, making it an ideal escape from the workday and the traffic. Yet amenities, such as shopping centers and schools, are close at hand.

The community is self-supporting where recreation is concerned. Beaches, boat ramps and playgrounds are available to members of the community. Swimming, sailing, canoeing and fishing are among the sports one can enjoy at the lake, which was once a borrow pit. Power boats are not allowed.

The residents take expert care of their homes and lawns as well as looking out for each other. The neighborhood is patrolled by block security.

Lake Christopher Drive circles the

lake. Most even-numbered homes are on the waterfront.

At 1648 Lake Christopher Drive sits a two-story house of dark brick and wood siding. This lakefront home features seven rooms, including three bedrooms and 2½ baths. The back yard is fenced, and the lawn is landscaped. The selling price was \$72,000 in 1977 and \$93,500 in 1979. In November 1983, the home brought \$124,600.

A brick and wood siding ranch home with three bedrooms and two baths sits on the lake's edge at 1724 Lake Christopher Drive. It cost \$73,900 in 1978 and \$129,500 in August 1983.

Some of the cul-de-sacs end at the lake. A split-level home at 5105 Long Beach Court features four bedrooms, 2½ baths and the lake for a back yard. The home sold for \$111,200 in 1980 and \$140,000 in August 1983.

Beachview Drive is set off to the west of the development. The beach is in view at one point, but most of these houses seem separated from the rest of the community. They cost a bit less, also.

☐ Please see Lake, Page F4

Lake Christopher homes provide an escape

☐ Lake, from Page F1

At 1536 Beachview Drive is a two-story, seven-room house with three bedrooms and 1½ baths. The lawn is professionally landscaped. The price was \$75,900 in 1980 and \$88,000 in October 1983.

On a corner lot at 1520 Beachview Drive is a two-story home with three bedrooms and 2½ baths. This house cost \$78,800 in 1980 and \$98,600 in September 1983.

A two-story home at 1501 Beachview

Drive boasts a lot at the end of a cul-de-sac. Its eight rooms include four bedrooms and 2½ baths. The selling price was \$90,100 in 1980 and \$108,500 in November 1983.

Brookfield Drive is cut off from any view of the lake. Again, the prices are not as high, but the landscape features more trees. On the cul-de-sac at 5401 Brookfield Drive is an eight-room ranch with three bedrooms and two baths. The home cost \$72,700 in 1979 and \$105,800 in January 1984.

One of the entrances to the development is Captains Run. A brick and wood siding ranch at 5205 Captains Run features a brick window box brimming with red geraniums. Ivy and tall shrubs provide some privacy to the entrance. The home sold for \$46,700 in 1975, \$48,000 in 1980 and \$85,900 in October 1983.

Toward the northeastern boundary of the development is a home at 1401 Fairbank Court. The two-story home sits on a cul-de-sac and features three bedrooms and 2½ baths. The price was \$110,300 in 1982 and \$114,500 in June 1984.

This article appeared in the local paper in the mid-1980's. The first homes were built in 1975, with construction continuing through 1982.

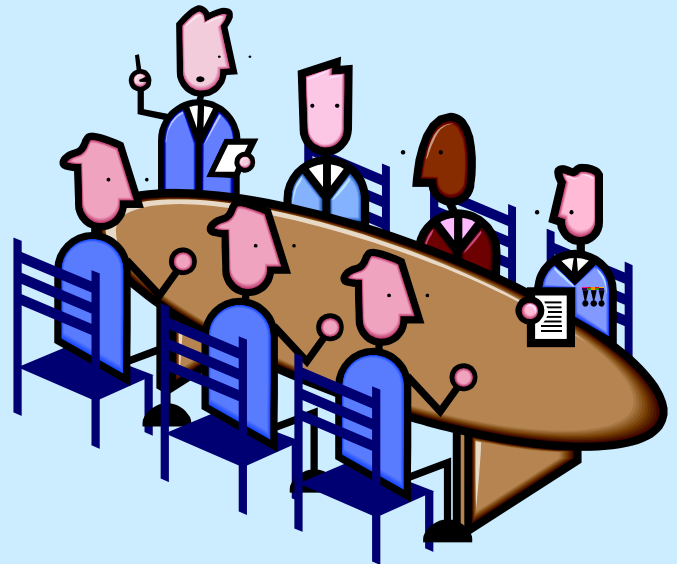
Board & Committee

(from July & August)

- Reviewed Citywide incident reports this month (July) which includes an intoxication, illegal fireworks, and two individuals being barred who were not residents.
- Carolina Marine continues to fill the settling behind the new bulkhead at Christopher Narrows. Carolina Marine believes this is normal settling. Will continue to monitor.
- Directory scheduled for printing in September. Directory was delivered in late September/early October.
- Acknowledged Duncan Bell and his wife Karin. As no board members were able to assist Duncan, he and his wife Karin treated the lake with cutrine on July 6th
- National Night Out is again planed for the first Tuesday in August. Same events and displays arranged as last year.
- Discussed the cancellation of the July 4th party, we have credit for DJ and tables/chairs. Everybody got their refunds.
- Discussion on numbering for the parks was held. The street numbers for the three parks on Lake Christopher Drive have been placed on the website, and will appear in the Directory. Will add numbers to curb when painting is available.
- Concerning the annual budget, next week Select will pass out a projected budget in Excel

format. This will serve as a working document (including projections to the end of 2016) with 2017 estimates. This will allow the board to review prior to the September meeting, with the goal to approve the 2017 budget at the October meeting.

- Discussion on ownership and maintenance of the fence bordering Lake Christopher and The House Church.
- Park regulations discussion, guest per resident policy. Agreed on the need to clarify the rules to spell out more clearly what the minimum number is for a party permit. Agreed to clarify the general regulations to reflect the park pass guidelines of 8.



The City has assigned street numbers for the three parks on Lake Christopher Drive. Eventually, these numbers will trickle down from the City databases into online maps and GPS devices. Learn more about the parks at:

<http://www.lakechristopherhomes.com/parks-and-lake/our-parks/>

Lake Christopher Map



| |
|---------------|
| Ontario |
| Tahoe |
| Lucerne |
| Huron |
| Geneva |
| Victoria |
| Christina |
| Laguna |
| No model info |



- BVD Beachview Drive
- BWC Beechwood Cove
- BFC Brookfield Cove
- BFD Brookfield Drive
- CL Canoe Landing
- CC Captains Court
- CR Captains Run
- CVC Coastview Court
- CBD Colebrook Drive
- EWD Edgewater Drive
- FBC Fairbank Court
- HVC Harbor View Cove
- LCD Lake Christopher Drive

- LPC Lakeport Court
- LBC Long Beach Court
- PLC Park Lake Court
- QC Quarry Court
- QL Quarry Lane
- SAY Saybrook Cove
- SEA Seaford Cove

- SL Ships Landing
- SBC Shorebreeze Court
- SCC Shorecrest Court
- SHL Still Harbor Lane
- WR Waff Road

- CB Christopher Beach
- CL Christopher Landing
- CN Christopher Narrows
- CW Christopher Woods